IN RE: PETITION FOR RESIDENTIAL * BEFORE THE ZONING VARIANCE * ZONING COMMISSIONER SEC Winands and Rouen Road * OF BALTIMORE COUNTY 4029 Rouen Road 2nd Election District * Case No. 92-67-A 2nd Councilmanic District Jeffrey D. Long Petitioner * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Sections 1801.2.C.4, 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback (open porch) of 17-1/2 ft. in lieu of the minimum required 22-1/2 ft., and to amend the Final Development Plan of Winands Corner, Section B, Lot No. 1 to allow projection of same outside of the building envelope, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section

ZONING DESCRIPTION

OF THE CENTERLINE OF THE NEAREST IMPROVES INTERSECTING STREET,

92-67-A

BEGINNING AT A POINT ON THE SOUTH SIDE OF WINANDS ROAD WHICH IS

APPROXIMATELY 70' WIDE AT THE DISTANCE OF APPROXIMATELY 70' NORTH

ROUEN ROAD WHICH IS 50' WIDE. BEING LOT #1, BLOCK B, IN THE SUB-DIVISION OF WINANDS CORNER AS RECORDER IN BALTIMORE COUNTY PLAT

BOOK #48, FOLIO #18, CONTAINING 12,342 SQUARE FEET OR .2833 ACRE.

ALSO KNOWN AS 4029 ROUEN ROAD AND LOCATED IN THE #2 ELECTION

DISTRICT.

307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20 day of Sept. 1991 that the Petition for a Zoning Variance from Sections 1B01.2.C.4, 1B02.3.B and 301 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback (open porch) of 17-1/2 ft. in lieu of the minimum required 22-1/2 ft., and to amend the Final Development Plan of Winands Corner, Section B, Lot No. 1 to allow projection of same outside of the building envelope, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however. Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

> > Zoning Commissioner for Baltimore County

CERTIFICATE OF POSTING

20MING DEPARTMENT OF BALTIMORE COUNTY

92-67-12

Te	Person, Moryland
District 2 nd. Posted for: Risidential 20	Date of Posting (luguet 30, 199
	LUGACE.
Petitioner: Jerry D. Long	und Rown Road
4019 Roven Road	reside Milace Me aco
Location of Signer In front of 4	
J	
Remarks:	
Posted by S.J. Grata	Date of return: Aystember 6, 1991
Number of Signe:	·

Baltimore County Zoning Commission County Office Building
111 West Chesapeake Aven Towson, Maryland 21204

BA CO12:06PHD8-16-91

		Account: R-001-6150 Number	
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LAST NAME OF DUNER, LONG	: CTAL:	260.0 0	
•	Plasse Make C	hadia[PhileMeSki@thillore County	\$60.0

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZOHING COMMISSIONER OF BALTIMORE COUNTY:

RESTRICTION)

I/We do solemnly declare and affirm, under the

The undersigned, legal owner(s) of the property situate in Baltimore County the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1B01.2.C.4. 1B02.3.B.. 301_{TO PERMIT AI}, REAR YARD SETBACK (FOR AN OPEN PORCH) OF 17 1/2

FT. IN LIEU OF THE MINIMUM REQUIRED 22 1/2 FT. AND TO AMEND THE FINAL DEVELOPMENT PLAN

OF WINANDS CORNER, SECTION B. LOT #1 TO ALLOW PROJECTION OF SAME OUTSIDE THE BUILDING

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty) FAILURE TO ALLOW VARIANCE WILL CAUSE HARDSHIP IN THAT MY TOTAL FAMILY WILL NOT BE ABLE TO ENJOY TOGETHER THE COMFORT AND PLEASURES OF AN OPEN AIR, UNCROUDED DECK. THIS IS ONE OF THE PRIMARY PURPOSES FOR WHICH THE HOUSE WAS PURCHASED. (WITH NO KNOWLEDGE OF THE ZONING

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

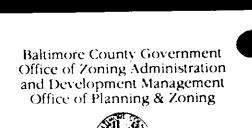
penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.		
Legal Owner(s):		
JERRY D. LONG (Type of Print Name)		
Signature). Long		
(Type or Print Name)		
Signature		
W- 962-4606		
4029 ROUEN ROAD H- 521-3749		
Address Phone RANDALLSTOWN, MD 21133		
City/State/Zip Code		
Name, address and phone number of legal owner, contract purchaser or representative to be contacted.		
Name		
Address		
his $\frac{16^{-th}}{4}$ day of $\frac{Avq}{4}$, 199/, that the subject matter of the of $\frac{Sept}{4}$, 194/.		
of Cent 19 4/		

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.

BY:DATE:	ZONLING COOMISSIONER OF BALTIMURE COUNTY CLUB COMPLETE OF BALTIMURE COUNTY COMPLETE OF BALTIMURE COUNTY CLUB COUNTY CL
	cara



111 West Chesapeake Avenue Towson, MD 21204

August 21, 1991

887-3353

Jerry D. Long 4029 Rouen Road Randallstown, Maryland 21133

Re: CASE NUMBER: 92-67-1 LOCATION: SEC Winands and Rouen Road 4029 Rouen Road

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 1, 1991. The closing date is September 16, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demend that the matter be set in for a public hearing. You will receive written notification as to whather or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local nemupapers. Charges related to the reposting and advertising are psyable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

"e truly yours,

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

4029 ROUEN ROAD That the Affiant(s) does/do presently reside at ____

(Address)

RANDALLSTOWN, MD 21133

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty) FAILURE TO ALLOW VARIANCE WILL CAUSE HARDSHIP IN THAT MY TOTAL FAMILY

WILL NOT BE ABLE TO ENJOY TOGETHER THE COMFORT AND PLEASURES OF AN OPEN

AIR, UNCROUDED DECK. THIS IS ONE OF THE PRIMARY PURPOSES FOR WHICH THE

HOUSE WAS PURCHASED. (WITH NO KNOWLEDGE OF THE ZONING RESTRICTIONS)

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Leng D. Forg AFFIANT (Handwritten Signature

AFFIANT (Printed Name)

AFFIANT (Handwritten Signature)

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and helief.

AS WITNESS my hand and Notarial Seal.

JUNEAU DO LONG

Silve Space, -NOTARY PUBLIC

My Commission Expires: 1, 1974

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

September 19, 1991

Mr. Jeffrey D. Long 4029 Rouen Road Randallstown, Maryland 21133

> RE: Petition for Residential Zoning Variance Case No. 92-67-A

Dear Mr. Long:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

LES:mmn

Baltimore County Government Fire Department

700 East Joppa Road, Suite 901 Towson, MD 2120 a 5500

 $(301).88^{-1500}$

SEPTEMBER 16, 1991

Arneld Jablon Director 7cming Administration and Development Management Paltimore Courty Office Building Towson, MD 21204

RE: Property Owner:

JERRY D. LONC~

#4029 ROVEN ROAD Location:

Item No.: 78 Zoning Agenda: AUGUST 27, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Approved Fire Prevention Bureau Special Inspection Division

JF/KEK

PALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Coptember 4, 1991 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for August 27, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 53, 62, 64, 65, 66, 68, 70, 71, 72, 75, 76, 77, 78,

For Item 67, this site must be submitted through the minor subdivision process for review and comments.

For Item 69, if maintenance or repair is required on the existing 15-inch drain along the east property line, Baltimore County may require the removal of the car port at the owner's expense.

For Item 74, this site is subject to the previous minor subdivision comments.

Developers Engineering Division

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1991

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 27, 1991

This office has no comments for item numbers 53, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 77, 78, 79 and 80.

RJF/lvd

92-67-A 9/15 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE September 30, 1991 ZONING COMMISSIONER, DEPARTMENT ZONING ZONING OFFICE

RICHARD F. SEIM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT:

ZONING ITEM #:78 PROPERTY OWNER: Jerry D. Long

LOCATION: SEC Winands & Roven Roads (#4029 Roven Road)

ELECTION DISTRICT: 2nd COUNCILMANIC DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE

HANDICAPPED. () PARKING LOCATION · () NUMBER PARKING SPACES

() RAMPS (degree slope) () CURB CUTS

() SIGNAGE () BUILDING ACCESS () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT

BALTIMORE COUNTY BUILDING CODE. (A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

Plat to accompany Petition for Zoning Variance Special Hearin PROPERTY ADDRESS: 4029 ROUEN ROAD see pages 5 & 6 of the CHECKLIST for additional required informa: Subdivision name: WINANDS CORNER
plat books 48 ,tellos 18 ,lots 1 ,sections B OWNER: JERRY D. LONG 92-61-A £1'98 3_65.ZO.99S LOCATION INFORMATION Councilmanie District: 2 Election District: 2 1'-200' seale map#: NW 8-H Zoning: DR-3.5 WATER: 🛛 🗌 Chesapeske Bay Critical Area: 🖺 🔯 .50.001 3.00.05.595 THAIAY Prior Zoning Hearings: NONE Zoning Office USE ONLY! Scale of Drawing: 1"=_30'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: September 13, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director

Office of Planning and Zoning

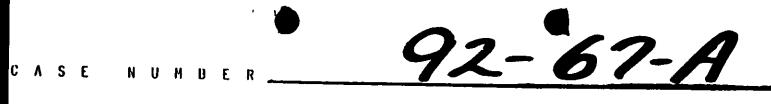
SUBJECT: HELBING Property, Item No. 53 Smith Property, Item No. 64 McClure Property, Item No. 65 Boehnlein Property, Item No. 66 Marx Property, Item No. 68 Buie Property, Item No. 69 Pulaski Property, Item No. 70 Wollschlager Property, Item No. 72 Bray Property, Item No. 74 Graves Property, Item No. 75 Sylvia Property, Item No. 76 Long Property, Item No. 78 Pearl Property, Item No. 79 Casey Property, Item No. 80 Edwards Property, Item No. 81 Tyson Property, Item No. 85 Skidmore Property, Item No. 88 Williams Property, Item No. 89 Restivo Property, Item No. 90 Didier Property, Item No. 97 Wesolowski Property, Item No. 102 Griffin Property, Item No. 103 Burgwin Property, Item No. 104 Ghent Property, Item No. 110 Lingg Property, Item No. 111 Bates Property, Item No. 112 Bond Property, Item No. 115

In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn

ITEM47/TXTROZ



PETITIONER'S EXHIBIT#



Photo taken on Winands Road looking <u>south</u>

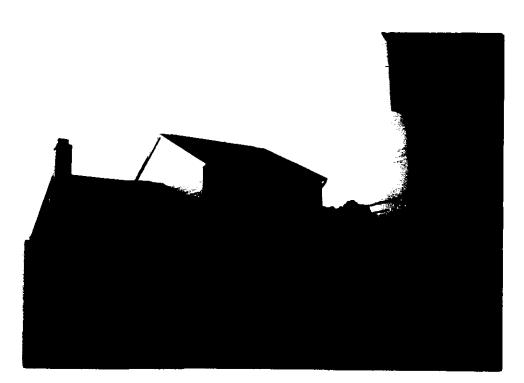


Photo looking west towards Roven Road at area of proposed deck

